127.0	0002	0016.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,016,800 /	1,016,800
					USE VALUE:	1,016,800 /	1,016,800
					ASSESSED:	1,016,800 /	1,016,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4	-6	MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOBIL REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	6R MT VERNON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FITZMAURICE WILLIAM F -
Owner 2:	-
Street 1:	6R MT VERNON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,281 Sq. Ft. of land mainly classified as Comm. / Res. with a Mixed Old Building built about 1880, having primarily Vinyl Exterior and 3637 Square Feet, with 4 Units, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	3221.410	308,355		311,893	620,248
101	2059.590	197,145		199,407	396,552
Total Card	0.121	505,500		511,300	1,016,800
Total Parcel	0.121	505,500		511,300	1,016,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 279.59 | /Parcel: 279.5

Legal Description

User Acct
81869

GIS Ref

GIS Ref

Insp Date
06/04/18

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	031	FV	505,600	0	5,281.	502,900	1,008,500	1,008,500	Year End Roll	12/18/2019
2019	031	FV	406,600	0	5,281.	469,400	876,000	876,000	Year End Roll	1/3/2019
2018	031	FV	406,600	0	5,281.	419,100	825,700	825,700	Year End Roll	12/20/2017
2017	031	FV	406,600	0	5,281.	368,800	775,400	775,400	Year End Roll	1/3/2017
2016	031	FV	406,600	0	5,281.	276,600	683,200	683,200	Year End	1/4/2016
2015	031	FV	330,500	0	5,281.	237,600	568,100	568,100	Year End Roll	12/11/2014
2014	031	FV	330,500	0	5,281.	237,600	568,100	568,100	Year End Roll	12/16/2013
2013	031	FV	330,500	0	5,281.	237,600	568,100	568,100		12/13/2012

!9841!

PRINT

Date	Time
12/11/20	00:14:55

LAST REV

Date	Time
06/07/19	11:07:58

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9841

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZMAURICE WIL	72577-330	1	5/9/2019	Convenience	1	No	No		
FITZMAURICE WIL	72421-181	1	4/4/2019	Family	350,000	No	No		
	15413-350		1/1/1984		112,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/1996	528	Manual	50					SIGNS

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2019	I & E Return	JO	Jenny O
6/4/2018	Meas/Inspect	DGM	D Mann
5/15/2018	TTL REFUSAL	BS	Barbara S
3/1/2017	I & E Return	EMK	Ellen K
3/28/2016	I & E Return	EMK	Ellen K
4/6/2009	Measured	201	PATRIOT
6/13/2000	Measured	263	PATRIOT
7/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	81869
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		5281		Sq. Ft.	Site		0	30.5	3.17	CA									511,323	101	39				511,300	

Total AC/HA: 0.12124 | Total SF/SM: 5281 | Parcel LUC: 031 | Comm. / Res. | Prime NB Desc: COMM AVG | Total: 511,323 | Spl Credit | Total: 511,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	52 - Mixed Old		
Sty Ht:	2 - 2 Story		
(Liv) Units:	4	Total:	4
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:	101	Alt %:	39
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	120.00
Size Adj.:	0.93871534
Const Adj.:	0.94089603
Adj $ / SQ:	105.988
Other Features:	85000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	686857
Depreciation:	181330
Depreciated Total:	505527

COMMENTS

WILLIAM FITZMAURICE ELECTRICAL CONT,
PET SALON, ANTIQUE SHOP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	2
Totals			
1	4	2	

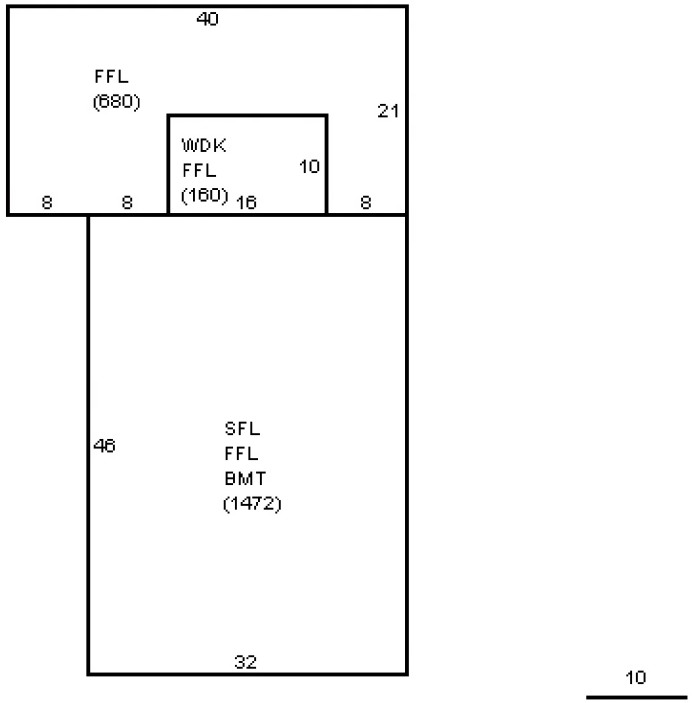
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	116.59
Special Features:	0	Val/Su Net:	95.94
Final Total:	505500	Val/Su SzAd	139.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,312	105.990	245,044
BMT	Basement	1,472	31.800	46,804
SFL	Second Floor	1,325	185.480	245,723
WDK	Deck	160	11.530	1,844

Net Sketched Area:	5,269			Total:	539,415
Size Ad	3636.7999	Gross Are	5416	FinArea	3637

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	RTL	100		3
SFL	90	APT	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	